

CHADDS FORD TOWNSHIP

Minutes – Board of Supervisors

May 2, 2001

The Supervisors of Chadds Ford Township met in the Township Building on Wednesday, May 2, 2001. The meeting was called to order at 7:30 P.M. Present were Harvey L. Kliman, George M. Thorpe, and James E. Shipley. Also present were Solicitor Donald T. Petrosa and James C. Kelly of Kelly Engineers.

PUBLIC COMMENT

Chairman Kliman announced that it would be assumed that most of those in attendance were present as a result of a notice posted around the Township about safety on Route 1; therefore, that would be the first topic of discussion. In response to calls to the State Police and PennDOT, their representatives were present, as were Bob Kane from Senator Bell's office and Ed Cashman from Congressman Weldon's office. Barbara Moore and Shirley Winter were responsible for posting the notice around the Township. Mr. Kliman turned the meeting over to PennDOT and the State Police to determine what can be done. Corporal Hogan of the State Police Media Barracks reported that the last two fatalities were not as a result of safety issues on Route 1. A PennDOT representative described the safety improvements in progress on Route 1 that should be completed by next year. Various residents suggested lower speed and safety signage and commented that enforcement is needed. Andy Moore, District Administrator for PennDOT, stated that PennDOT, the State Police, and the representative of Senator Bell's office have heard the residents' concerns. In fact they are working on Route 1 primarily because of the persistence of Senator Bell. He promised that, within a week, oversized "45 MPH speed limit" and "Fines Double in Work Area" signs will be posted along Route 1 between Routes 100 and 202.

APPROVAL OF MINUTES

Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved the

Minutes of the April 4, 2001, meeting.

Reports

Supervisors

Mr. Kliman delivered his Chairman's Report (see attached).

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Treasurer

Account balances as of April 30, 2001:

State Funds:

v Checking	\$284.99	
v Savings	<u>\$654.68</u>	\$ 939.67

Township Funds:

v Checking	\$113,093.64	
v Savings	\$ <u>34,291.12</u>	\$147,384.76

<u>Escrow Fund:</u>	<u>\$444,306.96</u>
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Total	<u>\$592,631.39</u>
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Certificates of Deposit opened December 12, 2000 – 14 months @ 6.50%:

Township Fund	\$ 65,978.48
Building Fund	\$102,443.61
Sewer Fund	\$ 7,111.13
Land Trust	\$ 10,000.00

Money Market opened December 12, 2000 – 30 days @ 6.05%:

Township Fund	\$50,731.69
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Total Certificates of Deposit/Money Market \$236,264.91

TOTAL ALL FUNDS \$828,896.30

Receipts for the month of April 2001:

General Fund:

Treasurer of Delaware County – del. Tax	170.06
Treasurer of Delaware County – trans. Tax	12,565.56
District Court – fines	405.00
Commonwealth of PA – recycling rebate	4,205.00
EMC Insurance Co. – insurance dividend	120.05
Transfer from DVRFA loan	6,586.83
Charles J. Weigold	35,849.91
✓ \$28,731.79 – Twp.	
✓ \$ 7,118.12 – Fire	

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Receipts for the month of April 2001: (cont.)

General Fund:

Comcast – quarterly cable franchise payment	6,218.62
Richard J. Jensen	12,707.00
✓ \$6,187.00 – BP	
✓ \$6,380.00 – ZP	
✓ \$ 100.00 – GP	
✓ \$ 40.00 – C/O	
Engineering Reimbursements	4,863.31
✓ \$2,923.08 – James Ferver	
✓ \$1,940.23 – Henderson Lot #12	
Legal Reimbursements	1,665.00
✓ \$1,465.00 – Henderson Lot #12	
✓ \$ 200.00 – James Ferver	

SEO	2,000.00	
v \$500.00 – Goodier		
v \$500.00 – K V Excavating		
v \$500.00 – Collins		
v \$500.00 – Swankoski		
Chester Water Authority – permit	40.00	
PECO – permit	80.00	
Sales of Maps & Ordinances	<u>188.85</u>	
 Total Receipts – General Fund		 \$87,665.19
 Interest – General Fund	93.49	
Interest – State Fund	1.20	
Interest – Money Market	<u>151.53</u>	
 <u>Escrow Fund:</u>		
Douglas A. Whitney – GP	700.00	
Ryan Service Group, Inc. (Dansfield Developer’s)	<u>5,000.00</u>	
 Total Receipts – Escrow Fund		 <u>5,700.00</u>
 TOTAL RECEIPTS		 <u>\$93,611.41</u>

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Bills presented for payment May 2, 2001:

<u>General Fund:</u>	
PECO	\$745.62
v \$156.05	
v \$451.43	
v \$138.14	
PECO	72.94
Verizon (phone and fax)	103.60

Petrikina, Wellman, Damico, Brown & Petrosa	1,475.00
Chadds Ford Township Sewer Authority	2,333.33
Chadds Ford Township Sewer Authority	3,510.72
Shurgard of Painter's Crossing	169.00
Ehrlich	57.00
Suburban Propane	140.87
Merit Court Reporting Services	241.00
Daily Times	354.54
Hanson Aggregates of PA, Inc.	50.92
Elko & Associates, Ltd. (partial payment)	1,500.00
Charles J. Weigold	823.50
Dukart Management Corp. – tax refund	18.68
Kathleen A. Frezzo – tax refund	392.51
Fronefield and de Furia	652.50
H.A. Thomson Co. – Workers' Comp.	996.00
Crum/Ridley Creeks Council of Government	1,000.00
Thomas Comitta Associates, Inc.	65.00
Susie Ahlstrom	60.00
Harvey L. Kliman	125.00
George M. Thorpe	125.00
James E. Shipley	125.00
George M. Thorpe – Roadmaster	75.00
Richard J. Jensen	2,628.87
Richard J. Jensen – phone	37.47
Richard J. Jensen – postage	67.79
Richard J. Jensen – Brandywine Dr. inspections	822.50
Gail G. Force	1,073.11
Kelly Engineers	19,209.02
EarthLink, Inc.	17.95
AOL	<u>26.95</u>

TOTAL BILLS

\$39,096.39

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Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved the bills as presented.

Roadmaster

Mr. Thorpe delivered his Roadmaster's Report (see attached).

Planning Commission

Mr. Taylor highlighted topics discussed at the April 25, 2001, Planning Commission meeting.

Mr. Kliman asked Jim Kelly if Applied Card Systems has supplied information regarding traffic flow around the Tri County Supply property. Mr. Kelly advised that it has been requested that plans be provided with a signature of the property owner indicating that he is accepting of the fact and approves the improvements being made to his property. Mr. Kelly also spoke to PennDOT and there is a possibility that traffic counts will warrant a dual signal with Hillman Drive and Applied Card's driveway.

Zoning Hearing Board – no report

HARB – no report

Sewer Authority

Jim Murray reported that the Township Clean-up Day was successful. He hopes one day to convince the Civic Association to adopt a clean-up program for Harvey Run.

The sewer plant is operating properly. The extension project pre-bid meeting is scheduled for May 16, 2001, at 9:00 A.M. Bids will be received until May 29, 2001. A bid opening is scheduled for May 30, 2001, at 9:00 A.M. The Delaware County Housing and Rehabilitation Program has been contacted for

financial assistance for those that qualify. Chester Water Authority has declined participation in the sewer project. Due to the fact that this decision will deny residents the opportunity to participate in the Rehabilitation Program, because it covers sewer and water, the Sewer Authority will be discussing this at their next meeting.

Mr. Kliman commended Mr. Murray for his efforts for Clean-up Day, along with as all those who helped, as well as his continuing efforts for assistance on behalf of the residents for the sewer extension project.

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Building Inspector/Code Enforcement Officer

Mr. Jensen reported the issuance of the following permits during the month: 3 residential alterations, 8 signs, 3 commercial alterations, 1 new home, 2 grading, and 1 blasting. Two Certificates of Occupancy for new businesses and two for completed projects were issued.

Court dates have been scheduled for the Rizzo matter; for Café Ole for sign violations; and for Garnet Ford who wishes to defend their banners and balloons.

Engineer

Henderson (Lot 12) – There has been no significant change in the site development during the past month.

Henderson (Lot 2) – Site improvements have not yet been completed; however, off-site improvements are being made in conjunction with the construction of Brandywine Drive. Weekly construction meetings continue to be held with the owners, contractors, and Rich Jensen.

Wawa (Dilworthtown Road) – The Applicant informed our Planning Commission that they would be making an application to the Zoning Hearing Board for relief from the requirements for setbacks, landscaping, buffering, and signage. No submission for solution of the sanitary systems

has been submitted and Mr. Kelly has encouraged them to see if there would be any capacity available to them from the shopping center being constructed across the street. If this is a possibility, Mr. Kelly stated that we would like to be informed because there are other properties that might wish to be connected.

Bancroft Homes – The Planning Commission recommended conditional approval of this plan.

Brandywine Plaza – Weekly construction meetings are being held with the owners, contractors, and Rich Jensen. The contractor has requested revision of the road pavement specification to be the same as the deceleration lane. The contractor was advised that he would have to make a written request for consideration. Approximately fifty percent of the curb has been installed. Some significant road elevation changes may be required due to the waterline elevation near the Henderson end of the job.

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Engineer (cont.)

Keenan Auto Body – A portion of the gabion retaining wall failed and had to be rebuilt. The developer is working on completion of the landscaping and the guide rail at the entrance driveway. The remaining guide rail, from the end of the PennDOT guide rail, will be constructed of timber.

Kid's First – The developer has begun the final grading and landscaping work.

Rizzo – The May 1 site inspection observation report was submitted.

2000 Road Program – The contractor has addressed outstanding issues on Oakland and Bullock Roads; therefore, final payment may be released.

2001 Road Program – The Chadds Ford Sewer Authority has advertised for bids to be received by the end of May for construction of the proposed

sewer system to serve Longview, Woodland, and Summit Drives. When the Authority establishes a construction schedule, a construction schedule for the 2001 Road Program will be prepared.

SEO Activity Report (see attached report for the period April 1 through 30, 2001)

Solicitor

AT&T Conditional Use Decision - Mr. Petrosa prepared the AT&T Conditional Use Decision. Mr. Kliman asked for the definition of “promptly” with regard to removal of equipment and asked if “promptly” could be replaced with “one hundred and twenty days”. Mr. Petrosa advised that the Board could insert whatever they decided.

Rizzo – Mr. Petrosa wanted to discuss with Mr. Kelly and Mr. Jensen the possibility of filing an injunction in the Court of Common Pleas, which could include ordering the residents to vacate the property because they moved in without issuance of a Certificate of Occupancy. This could be done if there are any serious issues that pose a safety hazard.

Cable TV Franchise – A meeting has been scheduled for Friday, May 4, 2001, at 10:30 A.M. in Don Petrosa’s office including a telephone conference with Dan Cohen to discuss the revised contract. Samantha Reiner advised that she was notified we will receive the grant for reimbursement of attorney’s fees.

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Open Space Committee

Samantha Reiner reported on the April 12, 2001, meeting of the Open Space Committee (see attached). Mr. Reiter suggested that a summary of the proposed ordinance revisions be prepared. Ms. Reiner asked for permission to work with our Solicitor on this summary and the Board agreed.

Ms. Reiner has spoken to Andy Riley several times and he has expressed how important it is for Chadds Ford Township to take the lead with any effort that is going to be made to preserve this property. Ms. Reiner questioned the status of the Land Trust and suggested that someone be designated as a liaison between the Girl Scouts and the Land Trust. Mr. Shipley will follow up with, George Swain, the attorney for establishment of the Land Trust.

Someone working on saving the Sunset Hill Girl Scout Camp told Anne Pounds that a member of the Natural Lands Trust commented that the Township is the entity that must put pressure on the Girl Scouts to entertain open space conservation consideration. More than five organizations have made inquiries to the Girl Scouts; however, they are not responding. We need to keep in constant touch with the Girl Scouts. The Township will need volunteers to serve on the Land Trust.

Property Planning Workgroup - no report

Rachel Kohl Library Report – Louise Varney updated the last library report and presented a letter of thanks from the Director for the Township's contribution. In answer to Mr. Shipley's question the previous month regarding contributions of Chadds Ford Township residents, Ms. Varney reported that contributions were received from 91 households, a total of \$2,518.00, averaging \$27.67 per household, representing 10.22% of the funds raised during the fund raiser.

OLD BUSINESS

Ferver Land Development – Representing this applicant, Michael Lyons, Esquire, briefly highlighted the details of the land development plan for two contiguous properties on Route 202. The Delaware County Conservation District has approved this plan. Thornbury Township is awaiting approval of Chadds Ford Township. Mr. Thorpe motioned, Mr. Shipley seconded, and the Board approved this plan dated July 7, 2000, last revised March 12, 2001, (3 sheets) subject to an acceptable Developer's Agreement and subject to approval of Thornbury Township's Board of Supervisors for their part of the plan.

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NEW BUSINESS

Bancroft Homes – Representing this applicant, Michael Lyons, Esquire, outlined some of the details of this five-lot subdivision of the former Kuerner property off Talley Ho Drive. Mr. Shipley motioned, Mr. Thorpe seconded, and the Board approved this preliminary/final plan now titled “Chadds Ford Woods”, Sheet 1 of 17 through Sheet 17 of 17, dated June 29, 2000, last revised April 5, 2001, subject to compliance with outstanding items in Kelly Engineers’ April 24, 2001, review letter satisfactory to the Township Engineer and Solicitor; our Solicitor’s preparation of necessary third party permits, i.e. Planning Module approval, Delaware County Conservation District approval, erosion control plan approval, an NPDS permit, and any other required third party permits. The Board also granted the approval of the waivers requested on Page 2 of Kelly Engineers’ April 24, 2001, review letter.

ADJOURNMENT

The meeting was adjourned at 10:50 P.M.

Gail G. Force, Secretary

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